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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 63

Suffix:

Property Name:

Address Line 1: Avenue Road

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: St Neots

Postcode: PE19 1LH

Description of site location must be completed if postcode is not known:

Easting (x): 518879

Northing (y): 260512

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Claire

Surname

Thompson

Company Name

Address

Address line 1

63 avenue road

Address line 2

Address line 3

Town/City

St Neots

County

Country

GB

Postcode

PE19 1LH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Remove existing conservatory at rear of property and replace with a single storey and two-storey extension including a gable roof and windows

Reference number

25/02142/HHFUL

Date of decision

05/02/2026

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [x] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [ ] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. To extend the existing family bathroom gable outward by approximately 1.1 metres, bringing its external face into alignment with the adjoining first-floor bedroom extension, as shown on the submitted amended drawings. Retaining the pitch and eaves and ridge height of the existing gable and finishing it in anthracite render to match the rest of the extension.

2. To add one roof light (Velux) to the west facing roof slope of the new bedroom gable, as shown on the amended plan.

3. To add a non-opening, narrow slot window (2000mm wide by 400mm tall), in obscure frosted glass, to the west wall of the kitchen.

Please state why you wish to make this amendment

1. To improve the internal layout and functionality of the family bathroom. The proposed alteration is a modest extension to the approved footprint, with limited additional external impact. The permitted new bedroom gable has a deeper extrusion closer to the shared boundary, providing relevant context when assessing the impact of this amendment.

2. To accommodate a revised layout and provide natural ventilation to the room. The roof light would also provide natural daylight with minimal additional visual impact.

3. To provide natural daylight to the kitchen, as the window will be obscure it will not result in overlooking or loss of privacy to neighbouring property.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

AL.P.04. REV D
AL.P.05 REV E

New plan/drawing numbers

AL.P.04 REV E
AL.P.05 REV F

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Claire Thompson

Date

20/10/2026